



**SEATTLE CITY COUNCIL  
COMMITTEE on the BUILT ENVIRONMENT  
Wednesday, February 23, 2011  
9:30 a.m.**

Members: Sally J. Clark, Chair  
Tim Burgess, Vice Chair  
Sally Bagshaw, Member  
Tom Rasmussen, Alternate

Staff: David Yeaworth, Legislative Aide  
LaTonya Brown, Legislative Aide  
Dan Nolte, Legislative Aide

Email: [sally.clark@seattle.gov](mailto:sally.clark@seattle.gov)

Committee Chair Telephone: 206-684-8802

Council Meeting Listen Line: 206-684-8566

Homepage: <http://www.seattle.gov/council/clark>

Video <http://www.seattlechannel.org/videos/watchVideos.asp?program=be>

Archive:

Unless otherwise noted, all meetings are held in Council Chambers on the  
2nd floor of the City Hall, 600 Fourth Avenue, Seattle, Washington

**PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED**

**Call to Order**

1. **Chair's Report**  
(5 minutes)

2. **Public Comment**  
(10 minutes)

***The supporting documents below are for agenda items 3 and 4***

- [Central Staff Memo](#)
- [Potential Amendment to CB 117047](#)
- [Summary Table](#)
- [Potential Amendment to CB 117046](#)

3. C.B. [117047](#) **Station Area Interim Parking**—Relating to land use and zoning, allowing principal use parking as an interim use on eligible lots in all zones within the Station Area Overlay District in Southeast Seattle, except within the boundaries of the North Beacon Hill station area, and on lots occupied or owned by institutions within one quarter mile of a light rail station, where principal use parking is not otherwise permitted, providing for waiver of development standards, amending Sections 23.42.040, 23.76.004, 23.76.006, and 23.76.032 of the Seattle Municipal Code.  
**BRIEFING, PUBLIC HEARING, AND DISCUSSION (15 minutes)**

*Presenter: Ketil Freeman, Council Central Staff*

**(OVER)**



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



4. C.B. [117046](#) **Interim Uses for Underused Lots**—Relating to land use and zoning, amending Sections 23.42.040, 23.76.004, 23.76.006, and 23.76.032 of the Seattle Municipal Code, and adding new Sections 23.40.050 and 23.42.038 to establish a pilot program to revitalize vacant and underused lots in zones including Downtown, Seattle Mixed, Highrise, Industrial, and Commercial Zones, except landmark and special review districts; and providing for waiver of development standards.  
BRIEFING, PUBLIC HEARING AND DISCUSSION (15 minutes)  
*Presenters: Mike Podowski, Department of Planning and Development; Ketil Freeman, Council Central Staff*
5. C.B. [117048](#) **Streamlining Junk Storage Codes**—Relating to habitable and vacant buildings; amending Sections 22.206.040, 22.206.090, 22.206.130, 22.206.160, 22.206.200, and 23.91.002 of the Seattle Municipal Code to update habitable and vacant building regulations and related enforcement provisions.  
BRIEFING, PUBLIC HEARING, AND DISCUSSION (15 minutes)  
*Presenters: Karen White, Department of Planning and Development; Michael Jenkins, Council Central Staff*
6. C.F. [311119](#) **Streamlining Junk Storage Codes**—Department of Planning and Development Director's Rule relating to Council Bill No. 117048, relating to Vacant Building Enforcement and Housing Code Amendments.  
BRIEFING, PUBLIC HEARING, AND DISCUSSION  
*Presenters: Karen White, Department of Planning and Development; Michael Jenkins, Council Central Staff*
7. C.B. [117114](#) **Comprehensive Plan Amendments**—Amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2010-2011 Comprehensive Plan annual amendment process.  
BRIEFING AND DISCUSSION (15 minutes)  
*Presenters: Tom Hauger, Department of Planning and Development; Ketil Freeman, Council Central Staff*

*Supporting Documents:*

- [Substitute Appendix A for Port Element Background Report](#)
- [Central Staff Memo](#)
- [DPD - 2010-2011 Comp Plan Amendments ORD](#)
- [DPD - 2010 Comp Plan Amendments Attachment A](#)
- [DPD - 2010 Comp Plan Amendments Attachment B](#)
- [DPD - 2010 Comp Plan Amendments Attachment C](#)
- [DPD - 2010 Comp Plan Amendments Attachment D](#)
- [DPD - 2010 Comp Plan Amendments Attachment E](#)
- [DPD - 2010 Comp Plan Amendments Attachment F](#)
- [DPD - 2010 Comp Plan Amendments Attachment G](#)
- [DPD - 2010 Comp Plan Amendments Attachment H](#)
- [DPD - 2010 Comp Plan Amendments Attachment I](#)
- [DPD Directors Report](#)
- [Planning Commission Recommendations](#)
- [Port Element Background Report](#)

**(CONTINUE ON NEXT PAGE)**

8. C.B. [117073](#) **South Downtown Neighborhoods—Changes in Buildings Heights, Open Space, Streets and Housing**—Committee discussion and possible vote on amendment to increase maximum parking east of Interstate-5 for retail and restaurant establishments to 1.5 stalls per 1,000 square feet of floor area. Discussion of building heights in Pioneer Square and mid-block corridor standards and guidelines.

Relating to land use and zoning, modifying locational criteria for various downtown zones and industrial zones; creating new zone classifications; modifying use provisions and development standards; enacting and amending affordable housing incentive programs; enacting and amending provisions for height and density bonuses and transfer of development capacity; amending Seattle Municipal Code Sections 23.34.108, 23.34.110, 23.34.114, 23.34.116, 23.41.004, 23.47A.005, 23.49.008, 23.49.011, 23.49.013, 23.49.014, 23.49.015, 23.49.019, 23.49.020, 23.49.022, 23.49.044, 23.49.045, 23.49.046, 23.49.056, 23.49.058, 23.49.146, 23.49.148, 23.49.156, 23.49.158, 23.49.162, 23.49.164, 23.49.166, 23.49.178, 23.49.181, 23.49.198, 23.49.200, 23.49.208, 23.49.223, 23.49.226, 23.49.236, 23.49.242, 23.50.012, 23.50.016, 23.50.020, 23.50.026, 23.50.027, 23.50.028, 23.50.038, 23.50.051, 23.50.053, 23.53.006, 23.53.020, 23.58A.002, 23.58A.004, 23.58A.008, 23.58A.012, 23.58A.016, 23.58A.018, 23.66.018, 23.66.100, 23.66.150, 23.66.160, 23.66.302, 23.66.306, 23.66.308, 23.66.310, 23.66.318, 23.66.322, 23.66.324, 23.66.326, 23.66.328, 23.66.332, 23.66.334, 23.66.336, 23.66.338, 23.66.342, 23.74.010, 23.84A.002, 23.84A.006, 23.84A.036, 23.84A.038, 23.90.018, 23.90.020; enacting new Sections 22.900G.015, 23.49.023, 23.49.031, 23.49.059, 23.49.060, 23.49.143, 23.49.163, 23.49.165, 23.49.210, 23.49.212, 23.49.220, 23.49.250, 23.50.033, 23.50.039, 23.50.055, 23.58A.020, 23.58A.022, 23.58A.023, 23.58A.024, 23.66.032; repealing maps for Chapter 23.49 and enacting new maps to replace them; repealing sections 23.49.244, 23.49.246, 23.49.248 and 23.66.330; and amending the Official Land Use Map, Chapter 23.32, at pages 115, 116, and 117 to rezone areas within the South Downtown planning area and to expand the International Special Review District.

**BRIEFING, DISCUSSION, AND POSSIBLE VOTE ON AMENDMENTS**  
(35 minutes)

*Presenters: Susan McLain and Dennis Meier, Department of Planning and Development; Martha Lester, Council Central Staff*

*Supporting Documents:*

- [South Downtown - COBE 2-23-11 – Central Staff Memo](#)
- [South Downtown - COBE 2-23-11 Pioneer Square Height Options and Example Corridors](#)

**(OVER)**

9. C.B. [117104](#) **Multifamily Code Update Corrections and Clarifications**—Related to land use and zoning, amending Sections 11.16.240, 15.16.040, 22.206.160, 23.41.018, 23.44.012, 23.45.510, 23.47A.012, 23.47A.013, 23.57.012, 23.84A.024, 23.84A.032, and 23.86.006 of the Seattle Municipal Code to make clarifications, and correct cross-references, formatting, errors, and omissions from Ordinance 123495.

BRIEFING AND DISCUSSION (10 minutes)

*Presenters: Mike Podowski, Department of Planning and Development;  
Michael Jenkins, Council Central Staff*

*Supporting Document:*

- [Multifamily - COBE Memo 2-23-11 v5](#)

**Adjournment**